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Statistical Bulletin No. 20 of 1961

COMMONWEALTH BUREAU OF CENSUS AND STATISTICS

In reply quote No.

BUILDING OPERATIONS

EIGHTH FLOOR,
DA COSTA BUILDING,
68 GRENFELL STREET,
ADELAIDE.

SOUTH AUSTRALIA

JUNE QUARTER 1961

A summary of building operations in South Australia from 1956/57 to June 1961 is shown in Table 1 of this bulletin. More detailed information concerning types of houses, other new buildings, employment in the building industry, and dwellings within Local Government areas, is given in Tables 2 to 7.

SCOPE

This Bulletin includes details of "New Buildings", which include Houses and Flats as well as the classes of building shown in Tables 3 to 5 plus major additions (£5,000 and over) to these buildings (other than houses), but excludes (1) minor alterations, additions, repairs, and renovations, and (2) all construction activity such as railways, bridges, earthworks, water storage, etc.

COMMENTS

Table 1 shows that 2,286 houses were commenced and 2,333 completed during June quarter 1961, increases over figures for the previous quarter of 219 and 257 respectively; in June quarter, 1960, commencements numbered 2,145 and completions 2,220. The record number of houses commenced was 2,573 in September quarter 1960.

The number of flats completed during June quarter 1961 (230) was 75 more than for March quarter 1961.

In each of the last three quarters the number of dwellings completed has exceeded the number commenced; by 320 in the December quarter 1960 and by 50 and 164 respectively in the March and June quarters this year. As a result there has been a reduced number of dwellings under construction at the end of each successive quarter.

The considerable fluctuations from period to period in the value of "new buildings other than dwellings" in Table 3 are partly the result of the unequal incidence of individual large contracts. In one case a single contract may be let for a large project thereby inflating values during the quarters covering commencement, construction, and completion of that project, but in another instance a number of small contracts may be let over a protracted period and thus have little apparent effect on the totals for the quarter. Table 4, which shows the value of work done on the various types of new buildings during each period, is not subject to these fluctuations. The different unit values of new buildings commenced during different periods are shown in Table 5.

Employment on all jobs of builders of new buildings at 30th June 1961 (Table 6) showed a further decline of 485. The total of 12,416 was the lowest since 31st March 1959, when 12,153 were shown as employed.

Table 7 indicates that a large proportion of home building is still concentrated within a few local government areas. During the quarter ended 30th June last 1,103 (79.2%) of the houses completed in the metropolitan local government areas were in the Municipal Corporations of Campbelltown, Enfield, Marion, Mitcham, Port Adelaide, West Torrens, and Woodville.

Completions in the near metropolitan District Councils of Noarlunga, Salisbury (which includes the greater portion of Elizabeth), and Tea Tree Gully, together with those in the Whyalla Town Commission area, accounted for 62.5% of dwellings completed outside the metropolitan area.

DEFINITIONS

Values - All values shown exclude the value of land and, except for Table 4, represent the value of buildings upon completion (but see also "Completions"). The values shown in Table 4 represent the value of work actually done on new buildings during the

Commencements - A building is recorded as commenced when work on the foundations has begun.

Under Construction - Once commenced, even though work on it may have been temporarily suspended, a building is classified as "Under Construction" until its "Completion" - see next paragraph.

Completions - A building is regarded as having been completed when the contractor has fulfilled the terms of the contract or in the case of an owner-builder when the dwelling is either completed or occupied (whichever occurs first). However, the value shown in all cases is that of the building as a finished project as planned.

TABLE 1 - NEW BUILDINGS COMMENCED, COMPLETED, AND UNDER CONSTRUCTION : SOUTH AUSTRALIA

Period	Houses (a)		Flats (a)(b)		Total Dwellings (a)		Other New Buildings (c)	Total New Buildings £'000		
	No.	£'000	No.	£'000	No.	£'000				
COMMENCED DURING PERIOD										
Year ended -										
30th June 1957	6,832	21,501	295	655	7,127	22,156	9,732	31,888		
1958	6,951	22,497	499	1,084	7,450	23,581	12,078	35,659		
1959	8,125	26,043	751	1,836	8,876	27,879	14,859	42,738		
1960	8,909	29,784	816	2,066	9,725	31,850	17,618	49,468		
1961	9,268	30,890	571	1,466	9,839	32,356	25,567	57,923		
Quarter ended -										
31st Mar. 1960	2,413	8,120	151	456	2,564	8,576	3,580	12,156		
30th June	2,145	7,379	218	503	2,363	7,882	3,967	11,849		
30th Sept.	2,573	8,683	210	668	2,783	9,351	4,220	13,571		
31st Dec.	2,342	7,826	134	295	2,476	8,121	8,310	16,431		
31st Mar. 1961	2,067	6,865	114	266	2,181	7,131	4,893	12,024		
30th June	2,286	7,516	113	237	2,399	7,753	8,144	15,897		
COMPLETED DURING PERIOD										
Year ended -										
30th June 1957	7,193	22,802	230	517	7,423	23,319	10,678	33,997		
1958	7,606	24,703	372	870	7,978	25,573	12,474	38,047		
1959	8,143	26,260	640	1,558	8,803	27,818	16,576	44,394		
1960	8,976	29,671	603	1,385	9,579	31,056	16,584	47,640		
1961	9,376	31,988	887	2,462	10,263	34,450	19,416	53,866		
Quarter ended -										
31st Mar. 1960	2,192	7,399	145	345	2,337	7,744	3,920	11,664		
30th June	2,220	7,380	143	316	2,363	7,696	4,761	12,457		
30th Sept.	2,454	8,284	219	596	2,673	8,880	3,433	12,313		
31st Dec.	2,513	8,600	283	764	2,796	9,364	6,481	15,845		
31st Mar. 1961	2,076	7,216	155	404	2,231	7,620	4,753	12,373		
30th June	2,333	7,888	230	698	2,563	8,586	4,749	13,335		
UNDER CONSTRUCTION AT END OF PERIOD										
Year ended -										
30th June 1957	5,854	18,186	184	437	6,038	18,623	18,169	36,792		
1958	5,199	16,534	311	661	5,510	17,195	18,142	35,337		
1959	5,181	16,717	422	978	5,603	17,695	16,409	34,104		
1960	5,114	17,110	635	1,684	5,749	18,794	18,028	36,822		
1961	5,006	16,441	319	728	5,325	17,169	24,558	41,727		
Quarter ended -										
31st Mar. 1960	5,189	17,115	560	1,495	5,749	18,610	18,758	37,368		
30th June	5,114	17,110	635	1,684	5,749	18,794	18,028	36,822		
30th Sept.	5,233	17,586	626	1,758	5,859	19,344	18,809	38,153		
31st Dec.	5,062	16,849	477	1,305	5,539	18,154	20,832	38,986		
31st Mar. 1961	5,053	16,703	436	1,179	5,489	17,882	20,994	38,876		
30th June	5,006	16,441	319	728	5,325	17,169	24,558	41,727		

(a) Excludes dwellings attached to "other new buildings".
 (b) Includes "Home Units".
 (c) Includes value of attached dwellings.

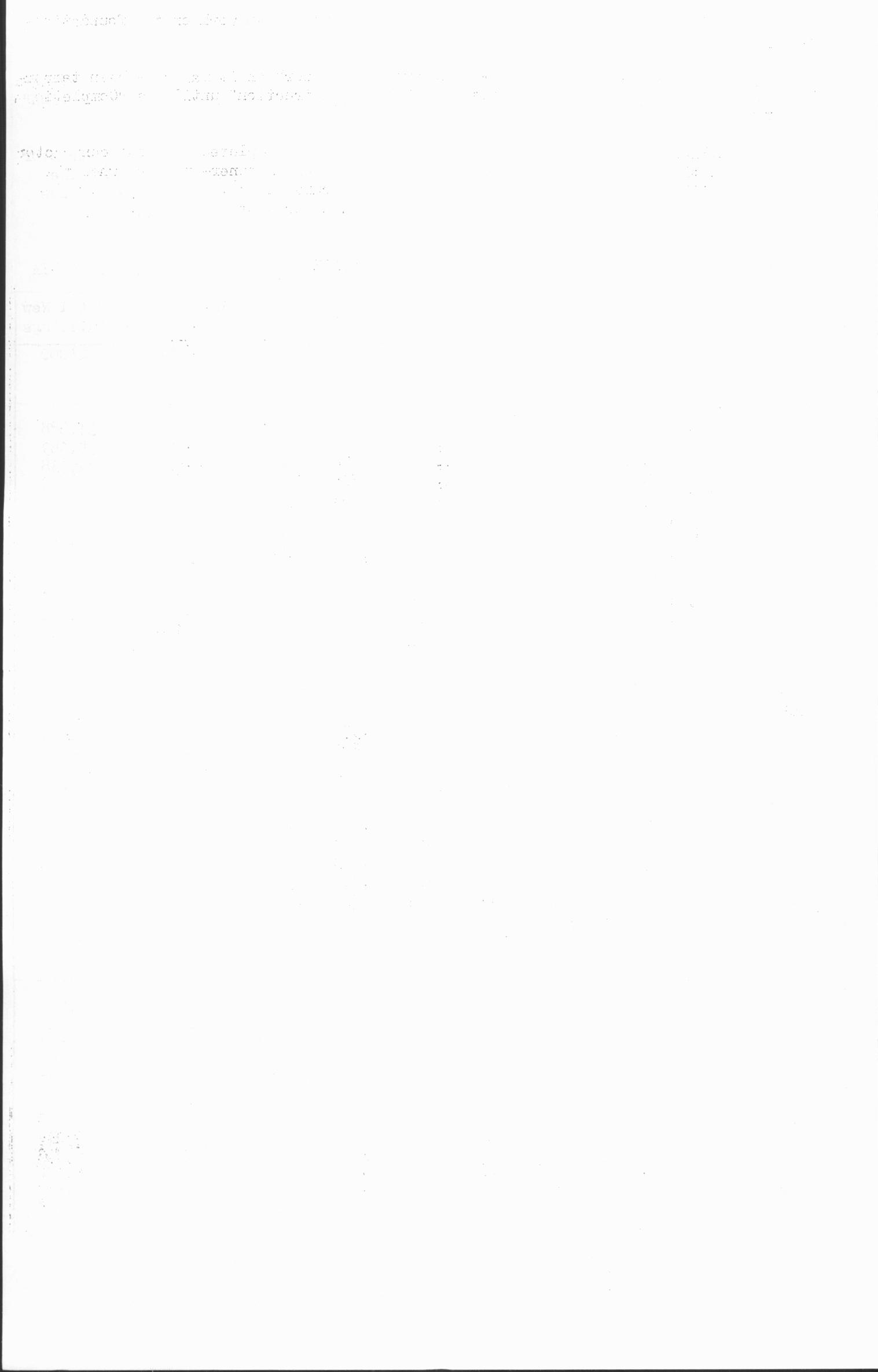


TABLE 2 - NEW HOUSES: CONTRACT-BUILT AND OWNER-BUILT, SOUTH AUSTRALIA

Period	Contract-Built				Owner-Built (a)			
	Brick, Stone, etc.		Other (b)		Brick, Stone, etc.		Other (b)	
	No.	£'000	No.	£'000	No.	£'000	No.	£'000
COMMENCED DURING PERIOD								
Year ended -								
30th June 1957	4,169	13,345	884	2,348	1,439	4,981	340	827
1958	4,694	15,539	829	2,208	1,149	4,060	279	690
1959	5,780	19,018	1,093	2,918	1,016	3,565	236	542
1960	7,012	23,949	1,020	2,762	717	2,679	160	394
1961	7,574	25,498	874	2,465	672	2,579	148	348
Quarter ended -								
31st Mar. 1960	1,944	6,684	272	726	159	613	38	97
30th June	1,699	5,972	225	610	186	707	35	90
30th Sept.	2,091	7,140	261	715	186	733	35	95
31st Dec.	1,940	6,521	192	541	177	693	33	71
31st Mar. 1961	1,664	5,586	170	502	181	669	52	108
30th June	1,879	6,251	251	707	128	484	28	74
COMPLETED DURING PERIOD								
Year ended -								
30th June 1957	4,361	14,096	1,130	2,995	1,415	5,005	287	706
1958	4,750	15,707	983	2,597	1,523	5,516	350	883
1959	5,515	17,968	937	2,515	1,388	5,036	303	741
1960	6,582	22,222	1,132	3,068	1,043	3,829	219	552
1961	7,486	25,788	823	2,333	902	3,457	165	410
Quarter ended -								
31st Mar. 1960	1,606	5,526	269	722	275	1,035	42	116
30th June	1,696	5,775	277	753	207	752	40	100
30th Sept.	1,994	6,820	216	595	208	776	36	93
31st Dec.	1,904	6,617	268	751	285	1,090	56	142
31st Mar. 1961	1,631	5,719	188	543	218	859	39	95
30th June	1,957	6,632	151	444	191	732	34	80
UNDER CONSTRUCTION AT END OF PERIOD								
Year ended -								
30th June 1957	3,132	9,621	386	1,016	1,997	6,703	339	846
1958	3,080	9,676	228	641	1,623	5,546	268	671
1959	3,345	10,832	384	1,048	1,251	4,335	201	502
1960	3,775	12,667	272	754	925	3,332	142	357
1961	3,863	12,689	323	897	695	2,549	125	306
Quarter ended -								
31st Mar. 1960	3,772	12,495	324	902	946	3,352	147	366
30th June	3,775	12,667	272	754	925	3,332	142	357
30th Sept.	3,872	13,026	317	877	903	3,317	141	366
31st Dec.	3,908	12,927	241	668	795	2,957	118	297
31st Mar. 1961	3,941	12,968	223	635	758	2,788	131	312
30th June	3,863	12,689	323	897	695	2,549	125	306

(a) An "owner-built" house is one actually erected or being erected by the owner or under the owner's direction by sub-contract or day-labour but without the services of a contractor who is responsible for the whole job.

(b) "Other" houses are mainly of fibro-cement or weatherboard construction, e.g. included in the 988 "other" type houses completed during 1960/61 (823 contract-built and 165 owner-built) 919 were of fibro-cement construction valued at £2,497,000, and 60 of weatherboard with a value of £223,000. During June Quarter 1961 there were 173 (£536,000) fibro-cement and 11 (£46,000) weatherboard houses completed.

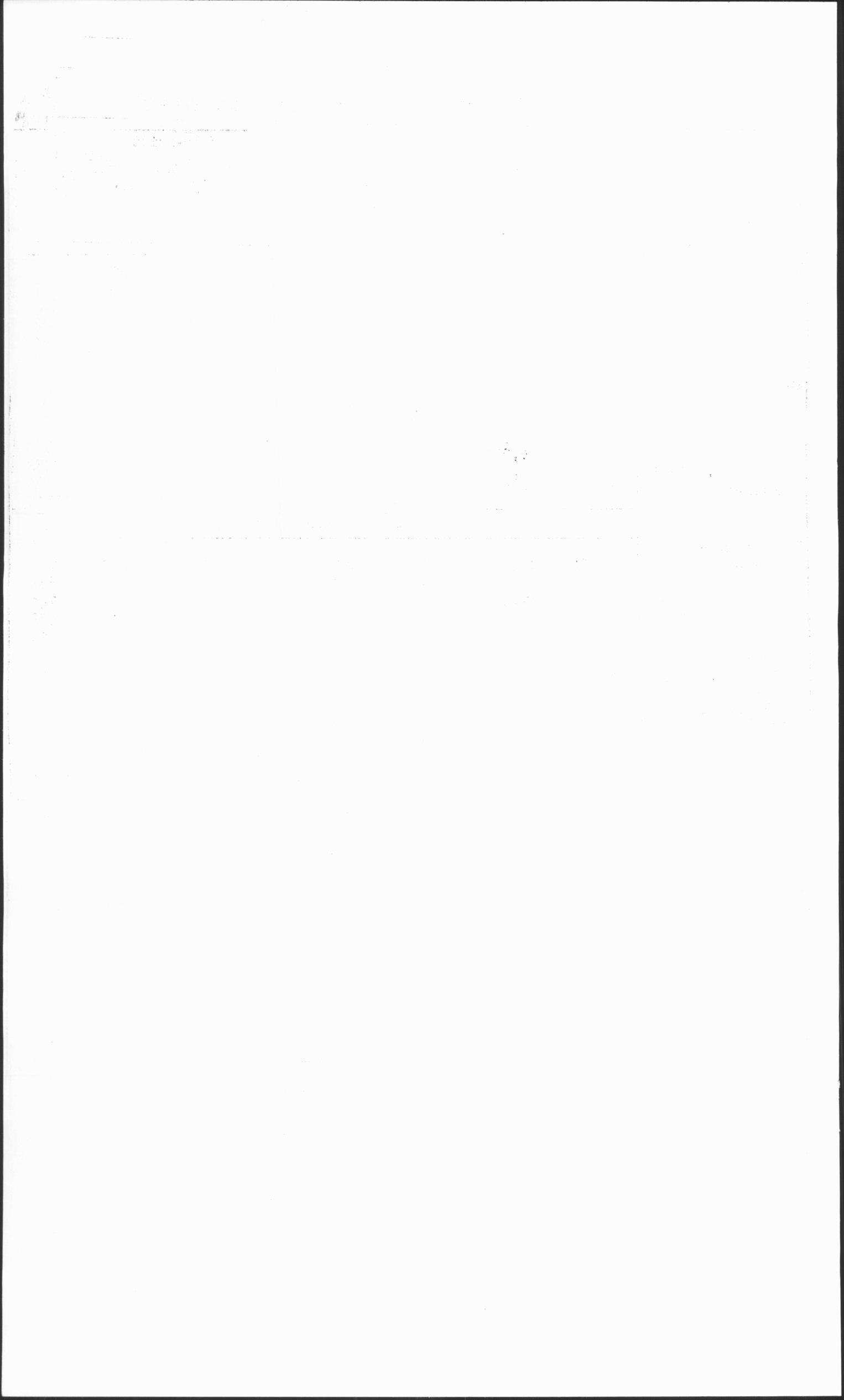


TABLE 3 - NEW BUILDINGS OTHER THAN DWELLINGS : VALUE (a), SOUTH AUSTRALIA

Type of Building	Year Ended		Quarter Ended					
	30th June 1960	30th June 1961	31st Mar. 1960	30th June 1960	30th Sept. 1960	31st Dec. 1960	31st Mar. 1961	30th June 1961
COMMENCED DURING PERIOD (£'000)								
Business Premises -								
Hotels etc. & Shops	2,810	4,817	696	762	402	3,338	565	512
Factories	2,367	3,808	442	930	814	980	1,188	826
Other (b)	4,388	6,629	1,048	608	1,347	1,319	730	3,233
Educational & Health	5,500	7,478	738	932	934	1,655	1,742	3,147
All Other (c)	2,553	2,835	656	735	723	1,018	668	426
Total	17,618	25,567	3,580	3,967	4,220	8,310	4,893	8,144
COMPLETED DURING PERIOD (£'000)								
Business Premises -								
Hotels etc. & Shops	1,892	2,801	391	646	386	1,279	626	510
Factories	2,729	3,487	206	1,098	466	1,202	567	1,252
Other (b)	4,904	4,761	2,135	787	1,183	1,021	1,753	804
Educational & Health	4,453	5,778	534	1,466	1,006	2,121	1,439	1,212
All Other (c)	2,606	2,589	654	764	392	858	368	971
Total	16,584	19,416	3,920	4,761	3,433	6,481	4,753	4,749
UNDER CONSTRUCTION AT END OF PERIOD (£'000)								
Business Premises -								
Hotels etc. & Shops	1,925	13,834	1,790	1,925	1,922	4,000	3,954	3,958
Factories	2,971	13,560	3,119	2,971	3,332	3,109	3,748	3,371
Other (b)	3,023	14,287	3,182	3,023	3,215	3,535	2,517	5,020
Educational & Health	7,976	33,399	8,518	7,976	7,924	7,640	7,943	9,892
All Other (c)	2,133	10,113	2,149	2,133	2,416	2,548	2,832	2,317
Total	18,028	85,193	18,758	18,028	18,809	20,832	20,994	24,558

(a) Includes values of attached dwellings.
 (b) Includes office buildings, service stations, warehouses, communication buildings, etc.
 (c) Includes defence buildings, buildings for religious and entertainment purposes, homes for aged, etc.

TABLE 4 - NEW BUILDINGS : VALUE OF WORK DONE DURING PERIOD SPECIFIED, SOUTH AUSTRALIA

Type of Building	Year Ended		Quarter Ended					
	30th June 1960	30th June 1961	31st Mar. 1960	30th June 1960	30th Sept. 1960	31st Dec. 1960	31st Mar. 1961	30th June 1961
£'000								
Houses (a)	26,190	27,676	6,916	6,815	7,435	7,265	6,467	6,509
Flats	1,733	2,073	445	530	554	606	437	476
Total Houses & Flats	27,923	29,749	7,361	7,345	7,989	7,871	6,904	6,985
Business Premises -								
Hotels, Boarding Houses, etc.	949	695	277	288	271	239	82	103
Shops	1,293	2,516	329	406	465	504	799	748
Factories	2,483	4,069	649	847	878	772	1,105	1,314
Office Premises	2,209	2,272	765	501	471	717	528	556
Other (b)	2,815	2,397	519	406	593	702	539	563
Educational	3,611	3,958	725	682	836	757	1,034	1,331
Religious	410	557	100	127	139	105	175	138
Health	2,106	1,215	713	547	410	438	151	216
Entertainment & Recreation	648	606	136	150	156	100	144	206
Miscellaneous (c)	1,431	1,828	258	309	424	433	457	514
Total Other New Buildings (Excl. Houses & Flats)	17,955	20,113	4,471	4,263	4,643	4,767	5,014	5,689

(a) Excludes owner-built houses.
 (b) Includes service stations, warehouses, communication buildings, etc.
 (c) Includes defence buildings, homes for aged, homes for children, etc.

TABLE 5 - NEW BUILDINGS OTHER THAN DWELLINGS COMMENCED: TYPE & VALUE, SOUTH AUSTRALIA

Type of Building	Year Ended				Quarter Ended					
	30th June 1960		30th June 1961		31st Mar. 1960	30th June 1960	30th Sep. 1960	31st Dec. 1960	31st Mar. 1961	30th June 1961
	No.	£'000	No.	£'000	Number					
UP TO £25,000										
Business Premises -										
Hotels, Boarding Houses etc.	9	102	14	190	3	2	5	4	-	5
Shops	152	984	116	659	43	44	42	31	23	20
Factories	115	935	110	1,094	25	36	35	30	30	15
Office Premises	39	495	32	287	10	7	9	9	6	8
Other (a)	170	1,269	124	1,158	41	30	39	37	22	26
Educational	83	513	131	900	9	36	35	22	29	45
Health	18	185	8	114	10	3	2	2	2	2
Religious	51	378	53	460	18	14	15	11	14	13
Entertainment & Recreation	57	412	54	330	18	16	12	12	15	15
Miscellaneous (b)	40	381	51	487	8	13	14	14	9	14
Total	734	5,654	693	5,679	185	201	208	172	150	163
OVER £25,000										
Business Premises -										
Hotels, Boarding Houses etc.	12	1,173	4	450	3	2	-	1	1	2
Shops	10	551	10	3,518	4	4	2	2	5	1
Factories	22	1,432	32	2,714	4	11	7	5	11	9
Office Premises	16	1,637	14	4,274	5	4	4	4	1	5
Other (a)	19	987	21	910	8	2	6	6	4	5
Educational	38	2,976	36	4,296	1	6	9	9	12	6
Health	4	1,826	4	2,168	1	-	1	1	-	2
Religious	{ 5	169)	3	115	-	2	1	-	2	-
Entertainment & Recreation			4	351	-	-	1	2	-	1
Miscellaneous (b)	15	1,213	15	1,092	4	4	4	5	5	1
Total	141	11,964	143	19,888	30	35	35	35	41	32

(a) Includes service stations, warehouses, communication buildings, etc.
 (b) Includes defence buildings, homes for aged, homes for children, etc.

TABLE 6 - BUILDING EMPLOYMENT (a), SOUTH AUSTRALIA

Classification	Number of persons engaged on days specified							
	30th June 1958	30th June 1959	31st Mar. 1960	30th June 1960	30th Sept. 1960	14th Dec. 1960	30th Mar. 1961	30th June 1961
Contractors	674	697	709	721	687	683	669	644
Sub-contractors	1,851	2,300	2,691	2,602	2,763	2,842	2,364	2,257
Wage Earners	8,162	9,639	9,907	9,983	10,182	10,556	9,868	9,515
Carpenters	3,088	3,688	3,640	3,584	3,642	3,796	3,438	3,332
Bricklayers	1,651	1,923	2,214	2,225	2,250	2,282	2,000	1,905
Painters	927	1,058	1,159	1,220	1,229	1,266	1,147	1,093
Electricians	500	575	636	622	704	783	659	646
Plumbers	818	981	1,101	1,153	1,152	1,201	1,144	1,110
Builders' Labourers	1,832	2,207	2,240	2,183	2,212	2,250	2,031	2,018
Other	1,871	2,204	2,317	2,319	2,443	2,503	2,482	2,312
Total	10,687	12,636	13,307	13,306	13,632	14,081	12,901	12,416

(a) Covers all contractors and sub-contractors and employees of contractors, sub-contractors, and Government instrumentalities, who on the day specified were actually engaged on the construction, alteration, repair, and maintenance of buildings, but excludes persons working on owner-built houses or for contractors or sub-contractors who undertake only alterations, additions, repairs, and maintenance. Persons "actually engaged" include those temporarily laid off because of weather. Some duplication may occur as a result of frequent movement between jobs or because some persons (such as electricians) may work on several jobs which are under construction simultaneously.

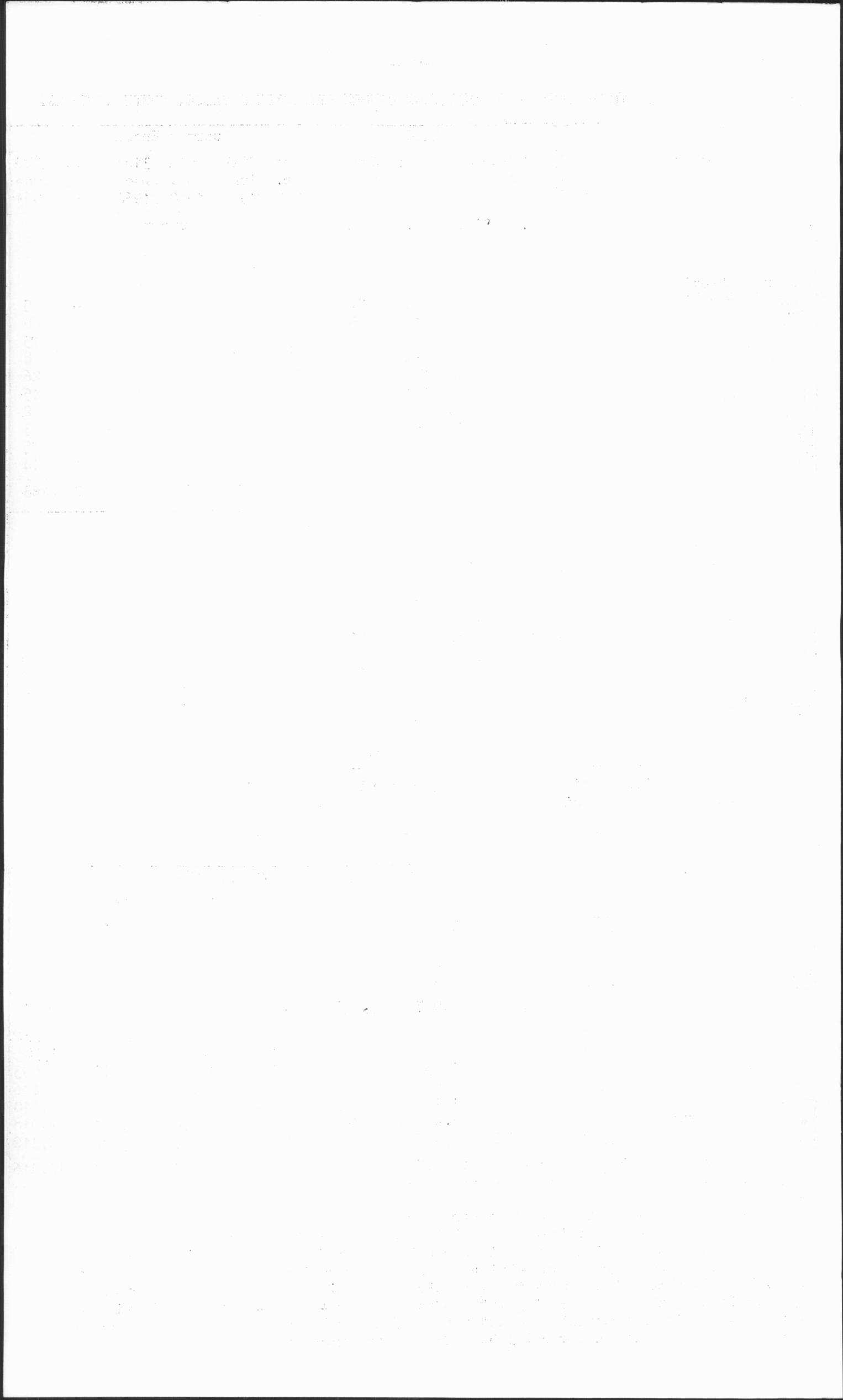


TABLE 7 - NEW DWELLINGS COMPLETED (a) : LOCAL GOVERNMENT AREAS, SOUTH AUSTRALIA

Local Government Area	Year Ended		Quarter Ended						
	30th June 1960	30th June 1961	31st Mar. 1960	30th June 1960	30th Sep. 1960	31st Dec. 1960	31st Mar. 1961	30th June 1961	
Metropolitan -									
Adelaide	28	37	2	2	6	6	17	8	
Brighton	330	220	74	61	59	86	35	40	
Burnside	316	325	86	61	63	92	84	86	
Campbelltown	605	732	235	137	217	161	172	182	
Colonel Light Gardens	13	1	-	13	-	-	-	1	
Enfield	922	966	227	203	228	250	256	232	
Glenelg	61	85	13	14	26	15	25	19	
Henley and Grange	192	301	63	55	70	111	100	20	
Hindmarsh	14	22	6	5	2	3	4	13	
Kensington and Norwood	15	16	5	8	1	10	3	2	
Marion	918	822	242	193	234	251	183	154	
Mitcham	665	537	190	156	163	147	110	117	
Payneham	171	190	43	36	50	53	40	47	
Port Adelaide	258	319	78	63	44	52	98	125	
Prospect	37	53	15	4	8	22	6	17	
St. Peters	13	23	1	10	6	4	9	4	
Thebarton	9	7	1	3	1	5	-	1	
Unley	78	146	20	20	49	44	28	25	
Walkerville	24	21	4	6	4	5	5	7	
West Torrens	553	507	86	196	151	109	111	136	
Woodville	669	495	134	144	109	132	97	157	
Total	5,891	5,825	1,525	1,390	1,491	1,558	1,383	1,393	
Country -									
Angaston	31	36	5	6	3	10	13	10	
Berri	55	22	6	10	6	6	7	3	
East Torrens	19	30	8	3	11	3	6	10	
Encounter Bay	27	30	6	5	10	9	7	4	
Gawler	52	73	13	14	18	21	18	16	
Kadina Corp'n	24	20	6	7	5	4	7	4	
Loxton	29	29	4	7	7	8	3	11	
Meadows	26	33	7	6	7	10	7	9	
Millificent	82	79	18	17	15	21	23	20	
Mt. Barker	16	27	2	4	3	6	9	9	
Mt. Gambier Corp'n	168	175	48	53	46	52	45	32	
Mt. Gambier D.C.	14	12	2	6	1	7	2	2	
Munno Para	14	30	3	6	3	7	7	13	
Murray Bridge	64	52	15	16	12	18	10	12	
Naracoorte Corp'n	38	41	11	8	13	12	8	8	
Noarlunga	99	169	23	21	28	44	43	54	
Onkaparinga	21	31	4	7	4	11	8	8	
Penola	18	27	3	9	7	4	12	4	
Pirie D.C.	25	16	1	7	13	2	-	1	
Pt. Augusta	80	100	16	20	24	22	26	28	
Pt. Elliot	22	21	5	8	4	7	3	7	
Pt. Lincoln Corp'n	69	44	12	19	13	11	6	14	
Pt. Pirie Corp'n	47	29	6	11	12	6	8	3	
Renmark	40	37	5	14	9	10	8	10	
Salisbury	1,344	1,688	266	359	490	498	253	447	
Stirling	50	52	12	11	15	9	10	18	
Tatiara	35	34	6	5	5	12	10	7	
Teatree Gully	250	408	66	80	118	102	84	104	
Victor Harbor	29	24	4	6	4	9	6	5	
Whyalla Town Comm.	337	457	86	91	128	116	82	131	
Willunga	25	26	7	6	6	8	5	7	
Other Country	585	622	147	145	147	181	127	167	
Total	3,735	4,474	823	987	1,187	1,246	863	1,178	
Total State	9,626	10,299	2,348	2,377	2,678	2,804	2,246	2,571	

(a) Dwelling Units - houses and flats plus dwellings attached to "Other New Buildings".

